TAB 6. TRAFFIC MITIGATIONS AND IMPROVEMENTS

As part of the Environmental Impact Report, a Traffic Study was undertaken to understand the effects of the NBC project on traffic in the region. In order to mitigate these effects, NBC will pay nearly $6 million in fees on a phased basis as development occurs. A portion of this $6 million should be used to implement the following improvements, identified by the Traffic Study as necessary to fully mitigate the impacted areas.

Implementation of these improvements, along with the payment of fees, will maintain the performance of the impacted areas at a satisfactory level.

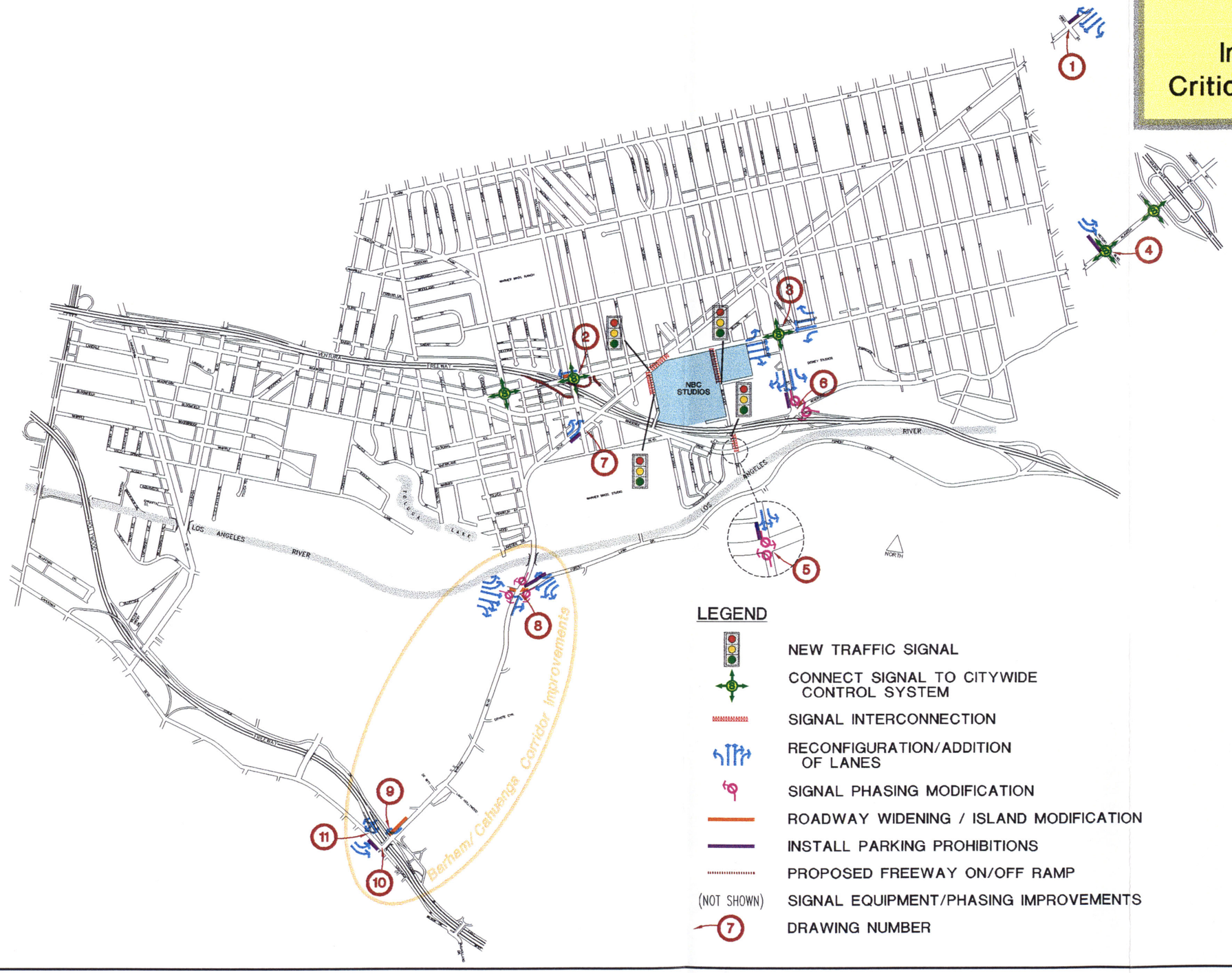
- Install new traffic signals at four locations (see map).
- Interconnect and retime the traffic signal system in the Media District and Alameda Corridor to improve traffic flow.
- Reconfigure 11 intersections to improve traffic flow (see map)
- Develop new access points to the site and realign and signalize existing driveways as needed.
- Increase access capacity around site through restriping to add travel lanes.
- Develop surplus on-site parking.
- Participate in regional improvements, including:
  - Planning and installation of new ramps in the Media District
  - Improvements in Barham Corridor
- Enhance the NBC Transportation Demand Management Program, per City of Burbank SCAQMD requirements to reduce vehicle trips.

The Burbank Transportation Commission has deemed the Traffic Report and these Mitigations to be adequate and complete regarding traffic and circulation.

The map on the following page highlights the physical improvements being made to the 11 intersections in need of such improvement.

For more information on Traffic Mitigations and Improvements, see section 5.3 of the Draft EIR.

SUMMARY:
Improvements to Critical Intersections



LEGEND

- NEW TRAFFIC SIGNAL
- CONNECT SIGNAL TO CITYWIDE CONTROL SYSTEM
- SIGNAL INTERCONNECTION
- RECONFIGURATION/ADDITION OF LANES
- SIGNAL PHASING MODIFICATION
- ROADWAY WIDENING / ISLAND MODIFICATION
- INSTALL PARKING PROHIBITIONS
- PROPOSED FREEWAY ON/OFF RAMP
- (NOT SHOWN) SIGNAL EQUIPMENT/PHASING IMPROVEMENTS
- 7 DRAWING NUMBER

FN NBCSTUD\PACCOVER

TAB 7. BUILDING SETBACKS FROM STREET

One of the Media District Specific Plan's stated goals is to maintain the pedestrian experience along the streets of the district. To accomplish this, minimum building setbacks are required, based on a building's overall height. In addition, the Plan states a preferences for buildings that are articulated in a manner that reduces the effect of massing along the street.

The buildings conceptualized for the NBC Master Plan achieve this articulation through a series of steps as the height of the building increases. In order to comply fully with the Media District Specific Plan, the buildings are designed to achieve at least the required minimum setback at each point that the building steps backward. The six story base of each building achieves the required setback for a six story building, while the fifteen story portion achieves the setback for a building of that height, as shown in the diagram on the following page.

This diagram shows how a stepped building such as that proposed by NBC maintains exactly the same sky exposure plane as a fifteen story building with the minimum setback.

A pedestrian along the street will see exactly as much sky with the stepped NBC building as with the regular fifteen story structure, while the articulation of the building reduces its apparent mass.

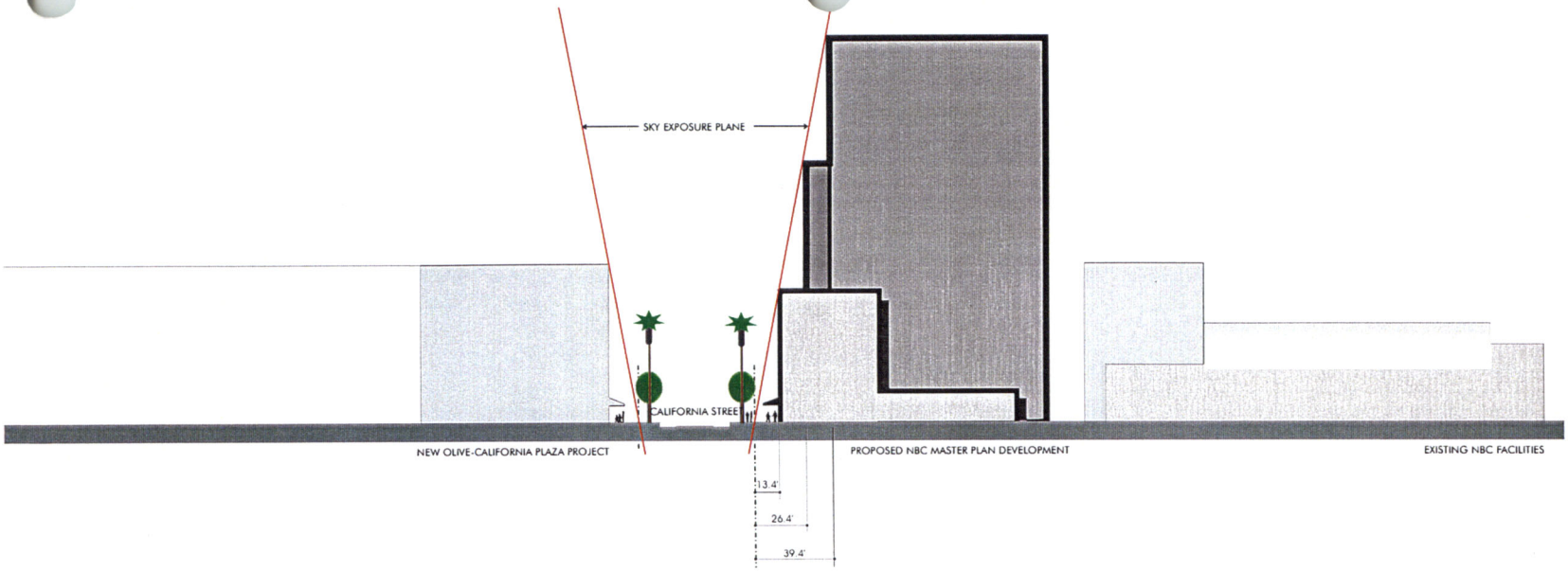
The City of Burbank staff has agreed that this design reflects a valid interpretation of the MDSP., as stated in the letter included in this tab.

MDSP SETBACK REQUIREMENTS	
Building Setback from:	**Required Setback**
Street Right of Way	Minimum 5 feet; buildings taller than 15 feet must also have average setback of 20% of building height.
Property Zoned R-1, R-1-H or R-2	20 feet
Property Zoned R-3, R-4 or R-5	5 feet
Parking Lot Setback from:	
Property Zoned R-1 or R-1-H	15 feet
Street Right of Way	5 feet

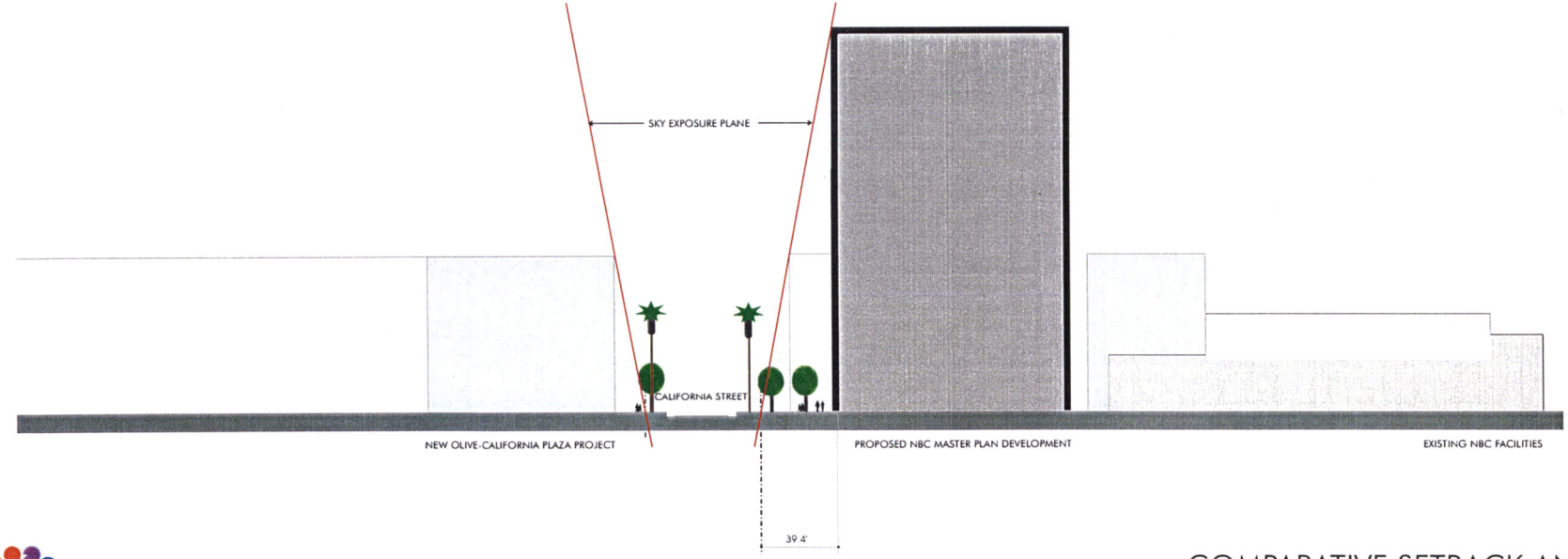
From The Burbank Media District Specific Plan, page 63.

For more information on Building Setbacks, see sections 5.1 and 5.2 of the Draft EIR and 4.0 and 5.0 of the Final EIR.

TEEN STORY BUILDING WITH FIVE STORY PODIUM AND STEPBACKS



FIFTEEN STORY BUILDING AND SIX STORY BUILDING WITH SETBACKS



NBC

COMPARATIVE SETBACK ANALYSIS

NBC STUDIOS BURBANK *Master Planning*

JOHNSON FAIN AND PEREIRA ASSOCIATES

city of burbank · community development department

MEMORANDUM

Date: January 28, 1997

To: Robert R. Ovrom, City Manager

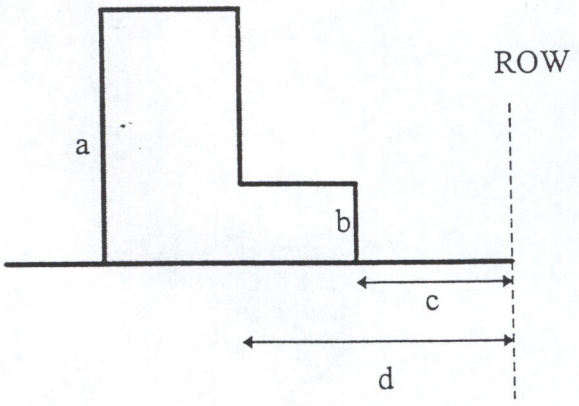
From: Robert M. Tague, Community Development Director

Subject: NBC Master Plan — Interpretation of Building Setback Requirement

This memo is intended to clarify a few points about the building setbacks proposed in the NBC Master Plan.

It was NBC's intention to be completely consistent with the Media District Specific Plan. To verify that they were consistent, NBC inquired about the correct interpretation of the MDSP's setback requirements. In fact, NBC sent the Planning Division a letter confirming their understanding of the setback requirements in June of 1996. Unfortunately, this was at a time when the NBC Master Plan project was transferred from one project planner to another. Because of the transition, staff did not respond to the letter. As a result, NBC proceeded with its master plan believing that staff agreed with its interpretation of setback requirements. In other words, when NBC said it was totally in compliance with the MDSP, it had every reason to believe that that was a true statement.

The code section in question states: "Building Setback From Street Right-of Way: Minimum 5 ft. setback; buildings taller than 15 ft. in height must also have an average setback of 20% of building height." NBC interpreted the "average" in this code section to mean that where a building has two (or more), "stair-stepped" height components, the setback for each component is determined separately. Referring to the figure below, the NBC interpretation is that setback "c" is calculated based on height "b", and that the setback "d" is determined by height "a." As applied to one of the Master Plan's 15-story buildings, the "c" setback is 20% of the height of the 5-story base ("b"), and the "d" setback is 20% of the height of the 15-story building.



Staff agrees that the code requirement is ambiguous and, taken alone, can be interpreted the way NBC has interpreted it. However, in the next section, the MDSP states that "... half the required setback may be occupied by a one-story structure reserved exclusively by covenant for retail uses; ..." Page 69 of the MDSP also contains Figure 3-9 which depicts this exception to the setback requirement. Staff does not think that the MDSP would include this exception if the NBC interpretation of setback was intended. For example, using the NBC interpretation, a 2-story (25 ft.) component could be setback five feet from the property line; this seems to staff to be at odds with the inclusion in the code of an exemption for a one-story retail component unless the MDSP was referring exclusively to the 5-foot minimum setback.

The Planning Division would prefer not to belabor this setback issue because the MDSP was intentionally designed to allow setback requirements to be created for individual projects using the Planned Development (PD) code section which NBC has applied under. In fact, the Warner Bros. PD created specific setback requirements for that Master Plan with no controversy.

The Planning Division staff is prepared to support the setbacks proposed in the NBC PD application. Staff believes that the setback requirement was designed primarily with commercial office buildings in mind. Specifically, the model for the height and setback requirements of the MDSP was the M. David Paul building at Olive and Riverside. While everyone liked the appearance of that building, it was agreed that the code should allow single-story retail to be located within the setback in order to activate pedestrian activity on the sidewalk. It was also recognized that the "M. David Paul Building Model" would not be appropriate for all buildings, which is why the MDSP intentionally allowed setback requirements to be created for PD projects.

In staff's opinion, the setback requirements of the MDSP seem inappropriate for studio complexes; particularly references to allowing exemptions from setback requirements for retail uses, which has limited application in a studio facility. Alternately, staff believes that the setbacks for a studio should simply meet the urban design objectives found in the MDSP. The MDSP's urban design objective for NBC is: "Require landscaped setbacks, plazas, and streetscape features around the entire perimeter of the complex to promote an inviting pedestrian environment."

The NBC Master Plan meets this objective by providing landscaped setbacks along the Olive and Alameda frontages, which are designated in the MDSP as primary and secondary pedestrian routes, respectively. Along these corridors, widened sidewalks, small public plazas, pedestrian-scaled lighting, benches, planter boxes, and decorative paving will be utilized to create an inviting pedestrian environment. The plazas will be framed by low scale buildings, which will contain frequent entrances and store-front facades (shop windows, etc.) to provide an interesting streetscape. Landscaped setbacks, small pedestrian plazas, and widened sidewalks will also be provided along the California and Bob Hope Drive perimeters. On Bob Hope Drive, the existing landscaped open area of the utility easement, which provides a view corridor from Alameda to Johnny Carson Park, will remain and be enhanced by the addition of trees and plant material in the adjacent setback areas.

Consequently, at this point in time, staff is prepared to recommend in favor of the setback standards proposed by NBC.

TAB 8. SHADOWS AND SHADE CAST BY NEW BUILDINGS

The creation of new shade and shadows in residential areas and public parks is a major concern to residents of Burbank. During the Master Planning process, a detailed shadow analysis was undertaken to determine precisely how the proposed new buildings would affect surrounding areas. To assess the maximum impact, this analysis was done during the under worst case conditions, when the shadows cast by building are at their longest.

Under worse case conditions, three notable areas are affected:

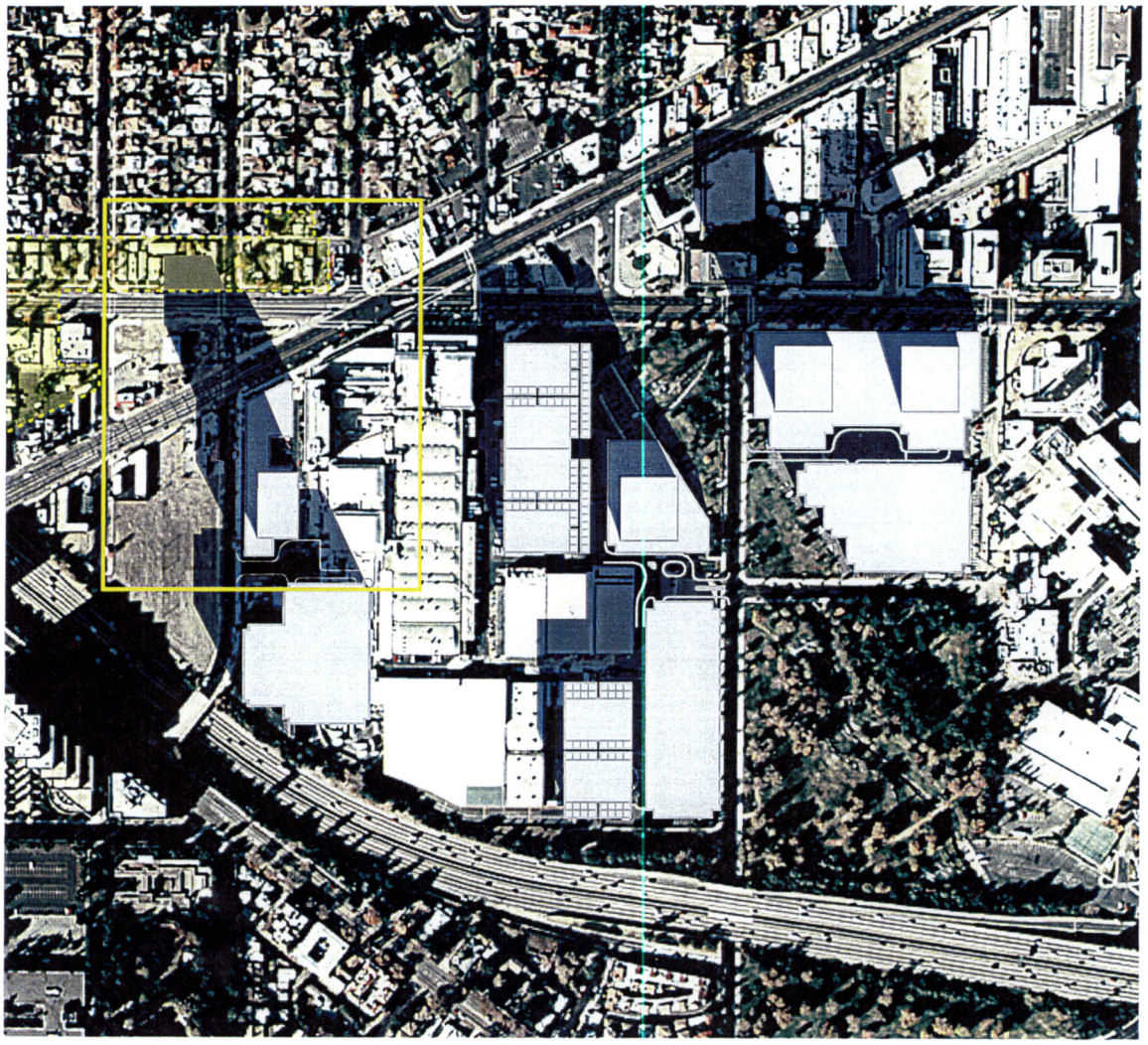
1) multi-family residential units to the northwest of NBC's site,
2) the retirement facility to the northeast of the site, and
3) a small area on the northwest edge of Johnny Carson park.

These impacts will occur for seven to ten days before and after December 21 of each year, and no one spot will be in shadow for more than thirty (30) minutes.

To illustrate the extent of the shadow cast, we have prepared diagrams on the following pages that show the path of the buildings shadow as it crosses each area of concern, marked along the route by the time at which the shadow is present in that location. The following table summarizes the impact of shadow in each area.

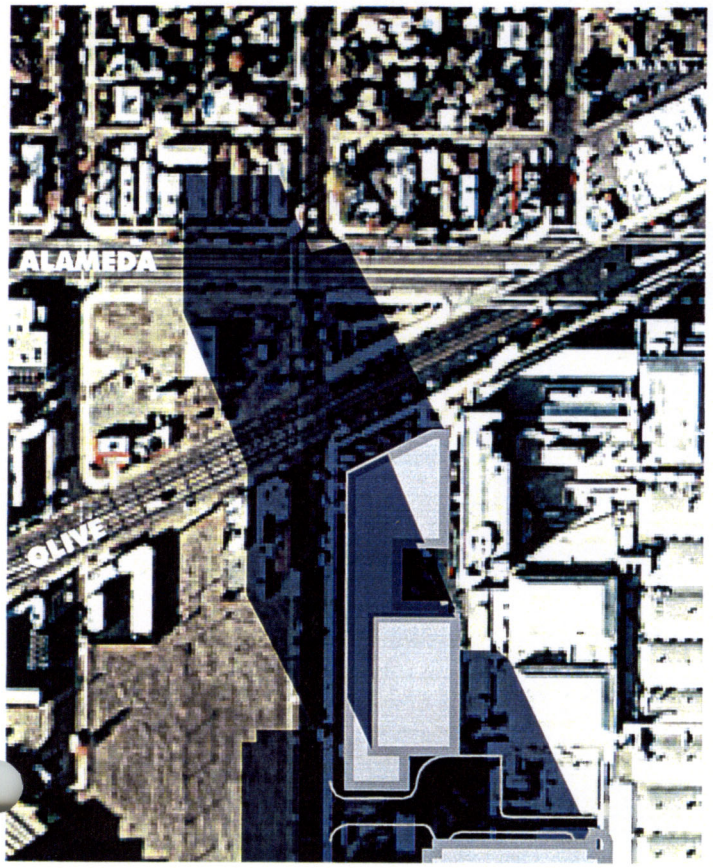
WORST CASE CONDITIONS: 7 TO 10 DAYS AROUND DECEMBER 21, 30 MINUTES OF SHADOW ON ANY ONE SPOT

	Multi-Family Residential	Retirement Facility	Johnny Carson Park
Earliest Shadow	9:00 a.m.	9:00 a.m.	3:00 p.m.
Latest Shadow	10:00 a.m.	10:00 a.m.	4:00 p.m.
Duration of Shadow at a single point	30 minutes	30 minutes	30 minutes
Area Affected	6 Buildings	3 Buildings	Wooded strip approx. 15 yards wide.

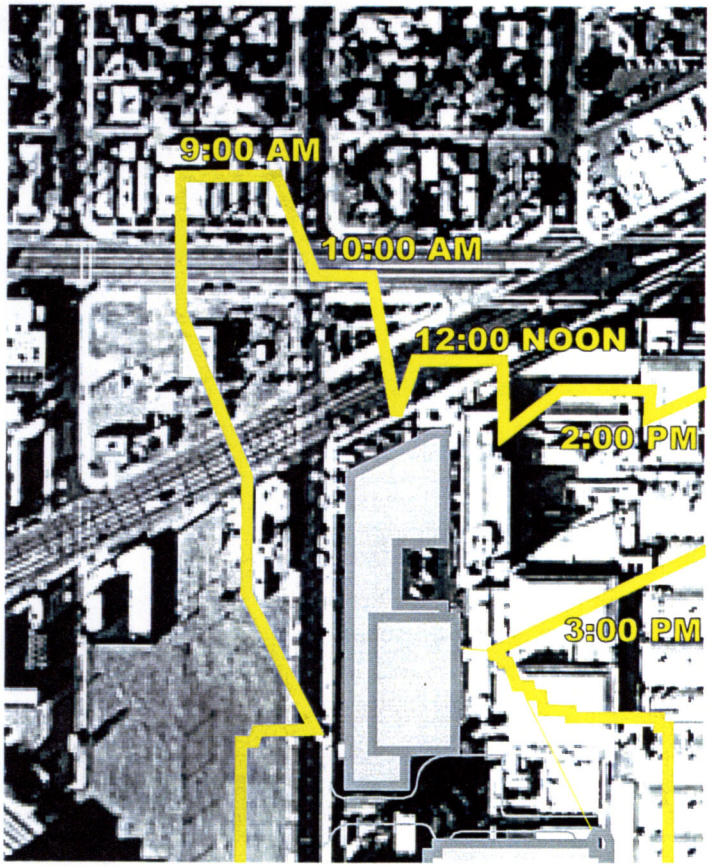


Detail Area: Multifamily Residential
Worst Case Shadows: 9:00 A.M Winter Solstice (December 21)
Approximately 2 to 3 weeks between early December and early January.

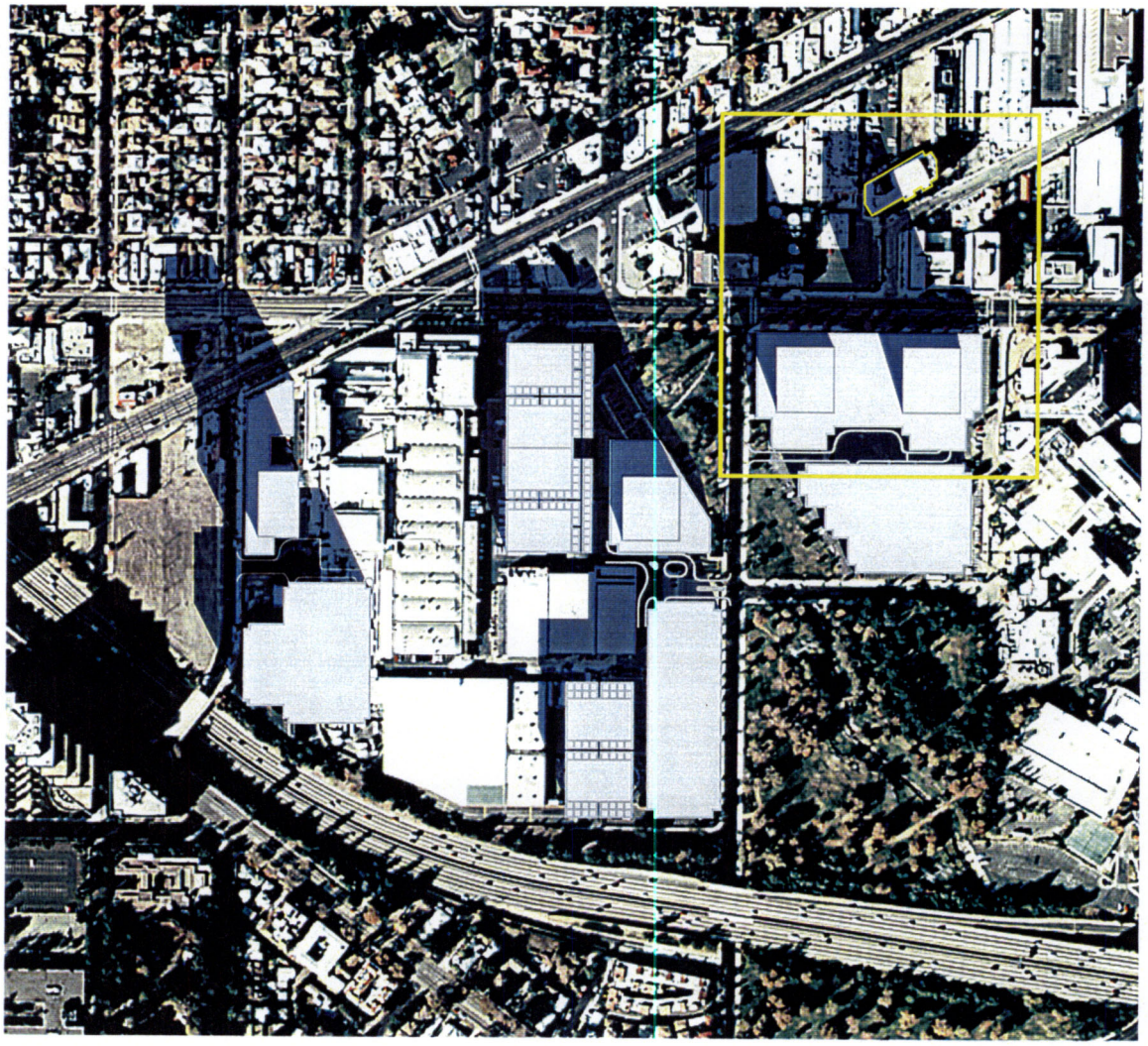
Multifamily Residential on Alameda



Worst Case Shadows
9:00 A.M. Winter Solstice (December 21)
Approximately 2 to 3 weeks between early December and early January.

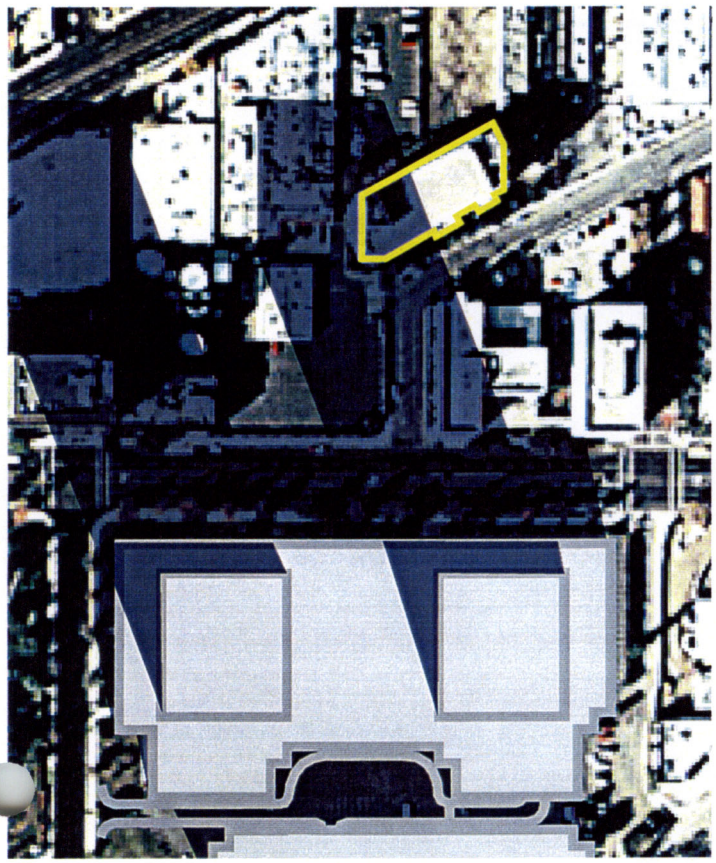


Sunpath
On the Winter Solstice, the shadow will not fall on residential properties after 10:00 A.M.

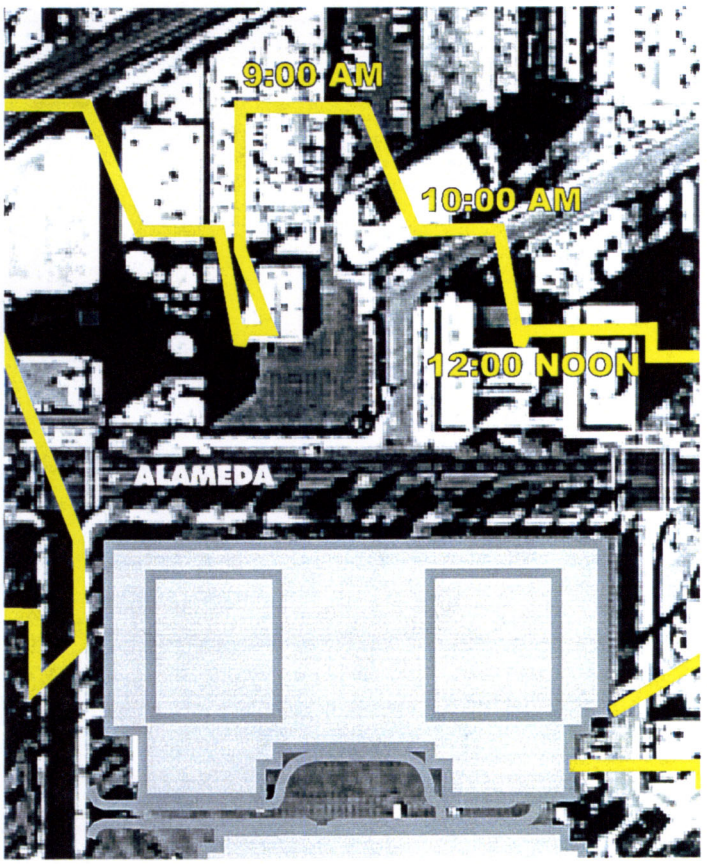


Detail Area: Retirement Facility
Worst Case Shadows: 9:00 A.M Winter Solstice (December 21)
Approximately 2 to 3 weeks between early December and early January.

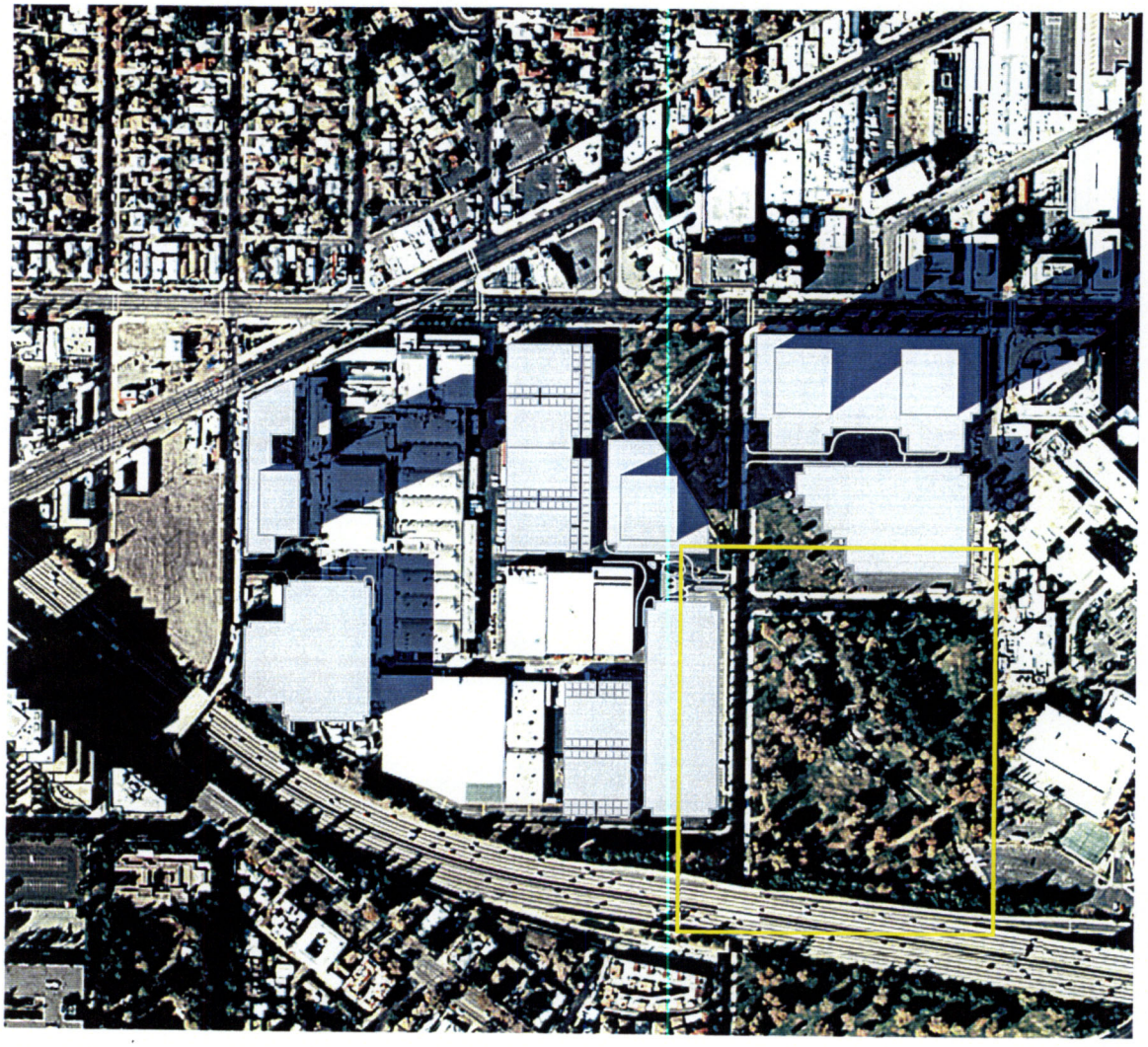
Retirement Facility North of Alameda



Worst Case Shadows
9:00 A.M. Winter Solstice (December 21)
Approximately 2 to 3 weeks between early December and early January.



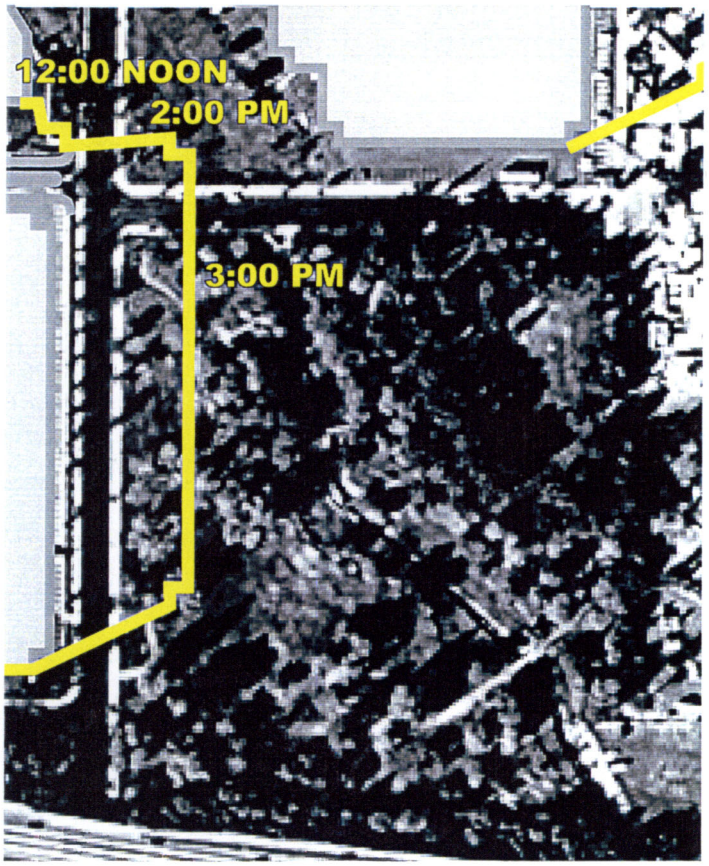
Sunpath
On the Winter Solstice, the shadow will not fall on on the retirement property after 10:00 A.M.



Detail Area: Johnny Carson Park
Worst Case Shadows: 3:00 P.M. Winter Solstice (December 21)
Approximately 2 to 3 weeks between early December and early January.

Johnny Carson Park

Worst Case Shadows
3:00 P.M. Winter Solstice (December 21) Approximately 2 to 3 weeks between early December and early January. Building shadow strikes the wooded edge of the Park until sundown. The children's play area, located toward the center of the Park, is unaffected by the building shadow.



Sunpath
On the Winter Solstice, the shadow will not fall upon the Park until 3:00 P.M. The parking structure to the north does not cast a shadow on the Park.

TAB 9. CHILDCARE

Although not an environmental issue under CEQA, both the City and various residents who attended the NBC community meetings expressed a desire for NBC to consider options for providing childcare for its employees. NBC understands the interests of the community and those of our employees and is seeking to develop a relationship with another corporate entity that will provide the opportunity for NBC to be involved in a childcare facility.

NBC and Providence Saint Joseph Medical Center ("PSJMC") have a long and very committed relationship that goes far beyond just being neighbors. Both institutions share a strong desire to investigate together the possibility of establishing a childcare center off site, but within close proximity to each of our facilities in the Burbank Media District. NBC and PSJMC are continuing to hold very positive meetings on the childcare issue. Together, we feel that there is an opportunity to move forward with a childcare facility for both our respective employees and, where possible, for use by other businesses in the Media District. NBC and PSJMC will continue to work together on the issue with the common desire to create jointly a new childcare facility.

TAB 10. CONSTRUCTION PHASING

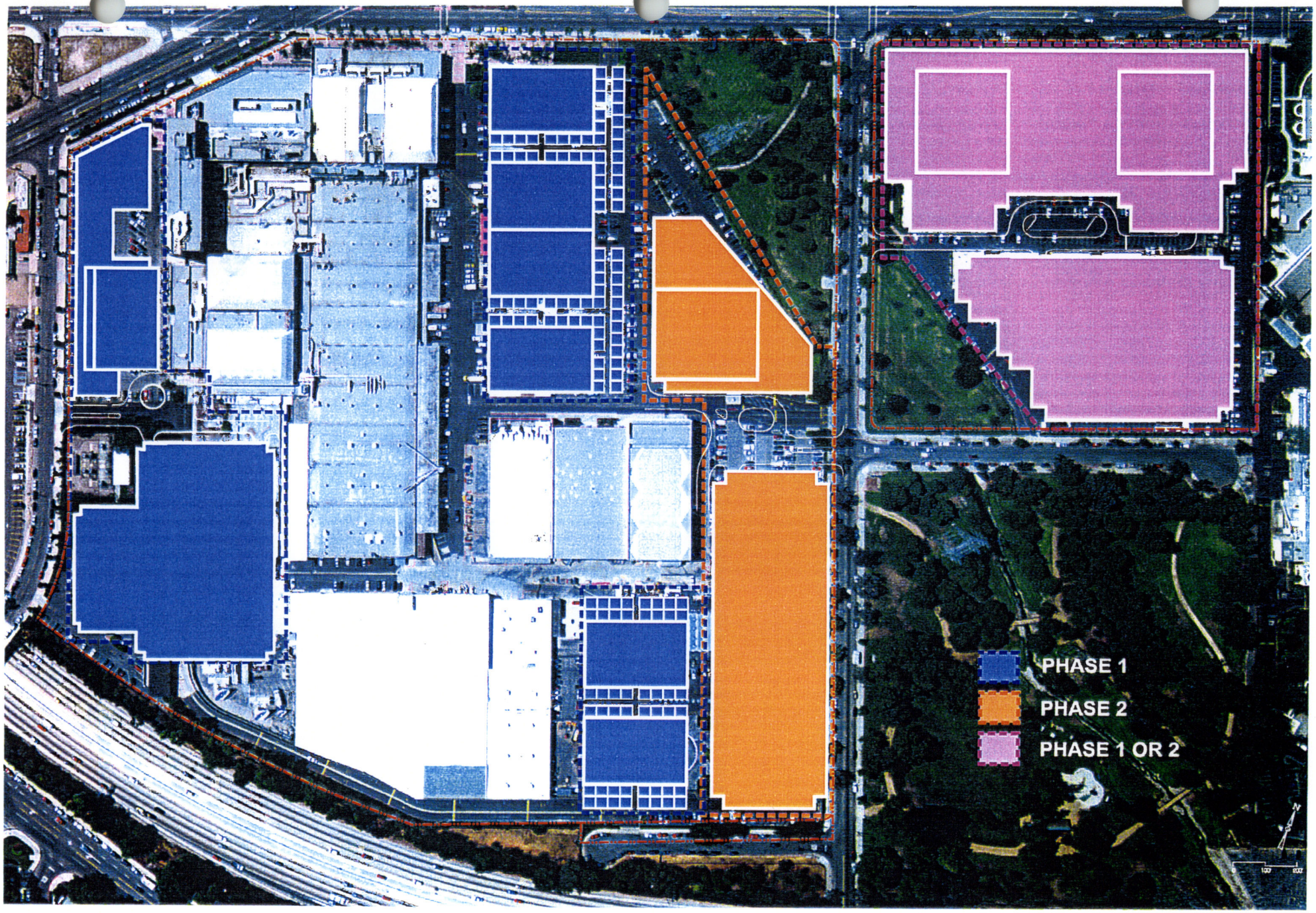
While the Master Plan entitles NBC to build a net addition of 1.5 million square feet of space, these rights extend over a twenty year period. Construction will be phased over that period to reduce the impact on the surrounding community. The diagram on the following page illustrates one concept of how the Project might be broken into two or three separate phases, to be built at different times. Actual phasing may differ from this concept.

By phasing the Project, the amount of construction underway at any one time can be limited to a fraction of the total planned additional space.

PRELIMINARY PHASING CONCEPT

	Phase I	Phase II	Catalina Site
Number of Buildings	1 Office, 6 Studios, 1 Parking	1 Office, 1 Parking	2 Office, 1 Parking
Additional Net Square Feet	494,550	331,343	675,725

For more information on Phasing, see section 4.0 of the Draft EIR.



NBC

PHASING PLAN

NBC STUDIOS BURBANK *Master Planning*

JOHNSON FAIN AND PEREIRA ASSOCIATES July 18, 1996

TAB 11. FISCAL IMPACT OF PROJECT

The size of the NBC project ensures that it will have significant impact on the revenues of the City of Burbank through job creation and increased property values. To estimate this increase in revenue, NBC has commissioned a fiscal impact study by Robert Charles Lesser and Co., an independent third party firm, the results of which are summarized below.

At full buildout, the NBC Master Plan will generate an additional $2.5 million of revenue for the City of Burbank each year.

In additional to this ongoing stream of revenue, NBC will pay one-time mitigation fees as the project is built (see Tab 4).

CITY OF BURBANK REVENUE FROM NBC

	Current Condition	Future Condition	Net Increase
Employment	2,200	6,500	4,300
Secured Property Taxes	$785,470	$3,035,060	$2,249,590
Unsecured Property Taxes	$79,870	$308,700	$228,830
Business Taxes	$8,473	$24,943	$16,470
Total Annual City Revenue	$873,813	$3,368,703	$2,494,890

Note: Property taxes totaling $3,480,240 will also be paid to the County of Los Angeles.

REGIONAL ECONOMIC IMPACT

In addition to these direct revenues to the City of Burbank, the NBC Project at full buildout will create more than $500 million annually in direct and indirect wages and income. An analysis by Robert Charles Lesser and Co. is currently underway to fully understand the economic impact of this Project.

TAB 12. HELICOPTER FLIGHT PATH

NBC recognizes that the noise from frequent helicopter traffic is a disturbance in residential areas. To minimize the effect that NBC's one news helicopter has on surrounding neighborhoods, NBC has chosen a helistop location and a flight plan that impacts as few residents as possible. Moreover, the NBC helicopter flies only to cover major news stories and does not hover in the area before landing or takeoff. On an average day, the helicopter makes between three and five trips.

A noise study was undertaken to both measure the current impact of the helicopter and to ensure that the relocation of the helistop would not make the situation significantly worse. This study found that the neither the current nor the future helicopter flight path would significantly increase noise level in the surrounding residential areas.

Relocation of the heliport will not significantly increase the impact of the NBC helicopter on the surrounding region.

In addition to the helistop, NBC will include an emergency heliport on the top of each office building, as required by code. These heliports will only be used for emergencies.

The map on the following page illustrates the current and proposed flight paths of the helicopter.

For more information on Helistops and Helicopters, see section 5.5 of the Draft EIR and section 4.0 of the Final EIR.

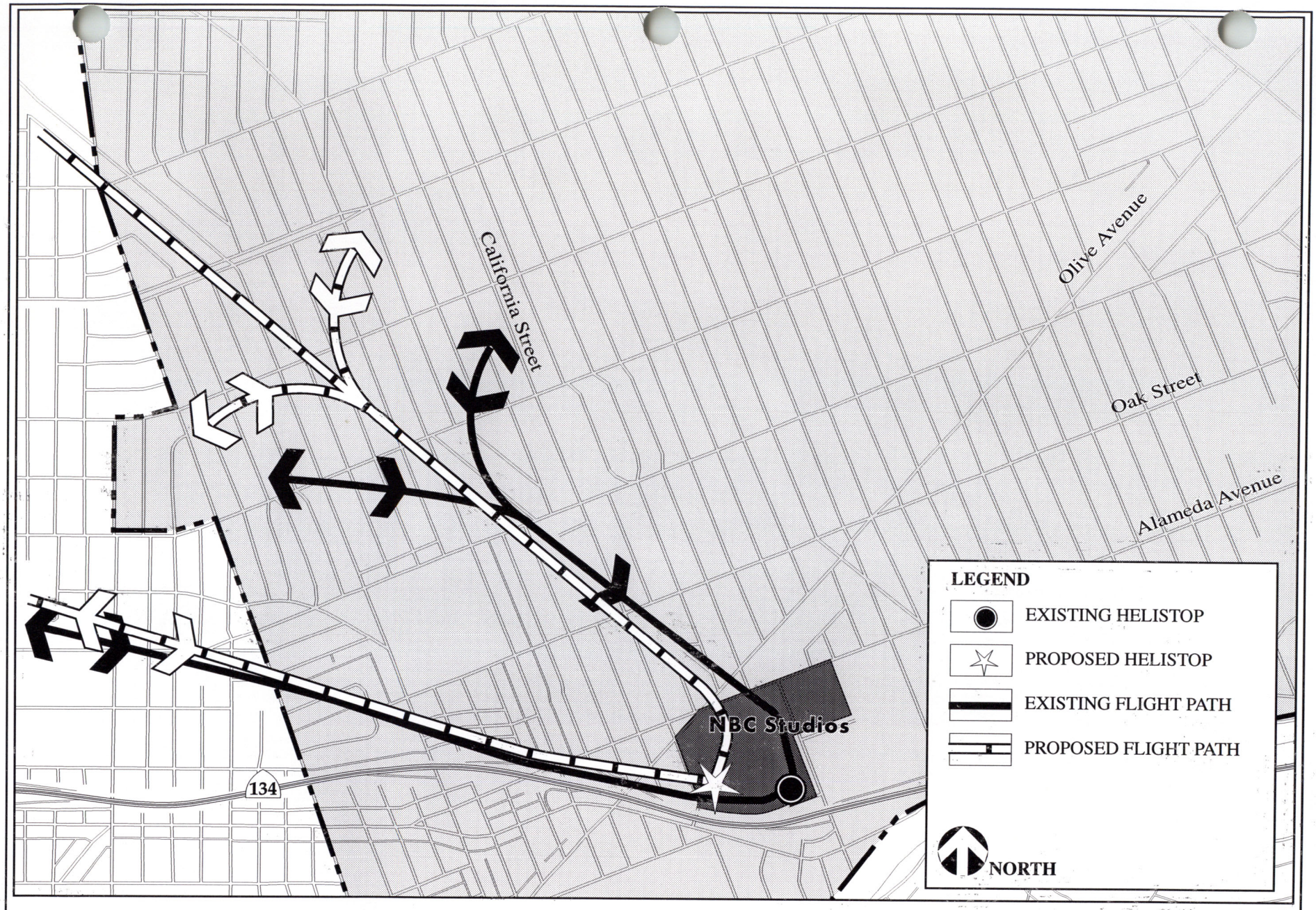


FIGURE 3

EXISTING AND PROPOSED FLIGHT PATTERN